

Master Community



Jumeirah Village Circle (JVC) is a vibrant, family-friendly community in the heart of new Dubai, offering a blend of modern living and peaceful green spaces. With its central location, JVC provides easy access to key areas like Downtown Dubai and Dubai Marina, while maintaining a serene, residential atmosphere.

The community is ideal for families and young professionals, featuring a range of housing options, schools, parks, and essential services like supermarkets and clinics. Its affordability and strong rental demand make JVC an attractive choice for first-time buyers and investors, offering excellent potential for long-term returns and growth.

JVC has become a hotspot for real estate investment, thanks to its competitive pricing, high rental demand, and steady appreciation. With ongoing development and its strategic location, it offers excellent returns for investors seeking both short-term and long-term gains.



Connected To The City

Attractions

Dubai Miracle Garden – 9 minutes

Motiongate Theme Park – 25 minutes

Legoland Dubai – 27 minutes

The Walk JBR – 20 minutes

Palm Jumeirah – 22 minutes

► Golf clubs

Jumeirah Golf Estates Golf Course –

15 minutes

Montgomerie Golf Course –

17 minutes

★ Kids

Sunmarke School – 2 minutes
Arcadia School – 5 minutes
JSS International School – 12 minutes
GEMS Founders School – 18 minutes

Hotels

Novotel JVT – 2 minutes

Mövenpick Hotel JVT – 2 minutes

Aloft Me'aisam – 15 minutes

FIVE Jumeirah Village Hotel – 15 minutes



Circle Mall – 15 minutes
City Centre Meaisem – 11 minutes
Dubai Hills Mall – 17 minutes
Mall of the Emirates – 15 minutes





IR1DIAN PARK

District 13, Jumeirah Village Circle

Welcome to IR1DIAN PARK, a residential gem inspired by the brilliance of iridescence—where light and nature come together to create a vibrant and dynamic living experience

Located in the heart of Jumeirah Village Circle (JVC), this residential haven offers a perfect balance of urban convenience and a welcoming neighborhood atmosphere.

BUILDING DESCRIPTION: G+P+5

ANTICIPATED COMPLETION: Q2 2027

ANTICIPATED SERVICE CHARGE: AED 15/SQ.FT.

1 BEDROOM

2 BEDROOM

16







A Shimmering Oasis Of Modern Living

Designed to reflect the ever-changing hues of life, IR1DIAN PARK redefines modern living with functional layouts, natural light-filled interiors, and essential amenities for a well-rounded lifestyle.

Set amidst the green surroundings of JVC, the project provides a well-connected yet peaceful environment, ensuring easy access to key destinations in Dubai while maintaining a sense of comfort and community.

















FIVE JVC



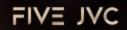


JVC COMMUNITY

GROUND FLOOR

1 LOBBY

DUBAI SPORTS CITY







PODIUM 1st FLOOR

SWIMMING POOL

POOL DECK WITH SUN LOUNGERS

KIDS POOL

CLUBHOUSE

KIDS PLAY ROOM

GYM

BBQ AREA

OUTDOOR LOUNGE

DUBAI SPORTS CITY



JVC: a Modern Community with Timeless Appeal



THRIVING RESIDENTIAL HUB

A mix of modern apartments, townhouses, and villas for various lifestyles.



Affordable housing options and proximity to business districts attract a growing number of young residents.



COMMUNITY-CENTRIC LAYOUT

Designed with landscaped walkways and green spaces, fostering relaxation and connectivity.



FAMILY-FRIENDLY **ENVIRONMENT**



RETAIL & DINING CONVENIENCE



RECREATION & LEISURE

Close to schools and nurseries, making it ideal for families.

Shops, cafes, and supermarkets within walking distance for daily needs.

Parks, sports fields, gyms, and pools support an active lifestyle.



RISING INVESTMENT POTENTIAL



Road.

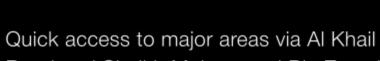
EFFORTLESS CONNECTIVITY



Road and Sheikh Mohammed Bin Zayed

Focus on green living and ongoing development enhances long-term value.

Steady growth in property prices and rental demand offers attractive returns.





Golden Visa

INVESTING IN REAL ESTATE OVER \$545,000 YOU AND YOUR FAMILY RECEIVE A 10-YEAR GOLD VISA, WHICH PROVIDES A NUMBER OF STRONG BENEFITS:



Being in the country without restrictions



Opening a local bank account for international transactions



Medical care in the UAE's world clinics under insurance programs



Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries



Free to open and conduct business in the UAE



Free to open and conduct business in the UAE



Obtaining a local driving license, which is an international license

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